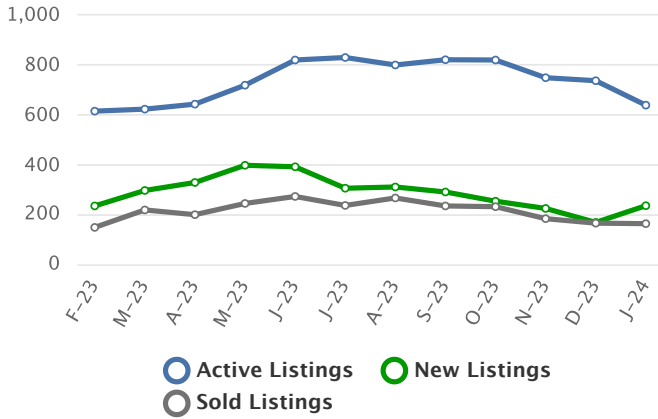


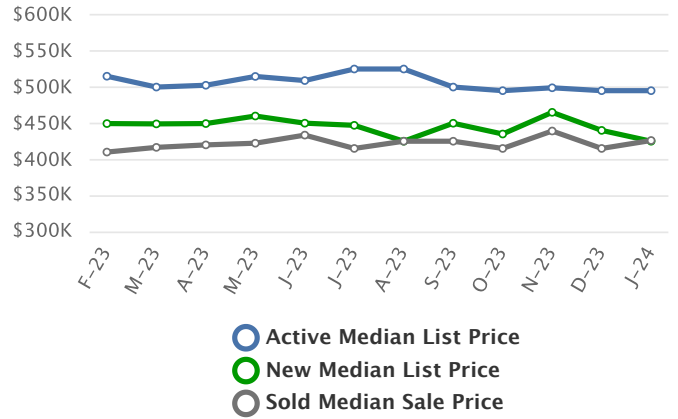
# Market Summary

Jackson Residential, January 2024

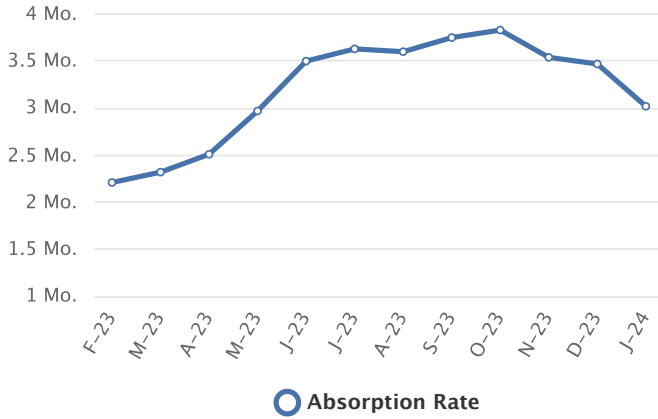
### Number of Listings



### Listing Prices



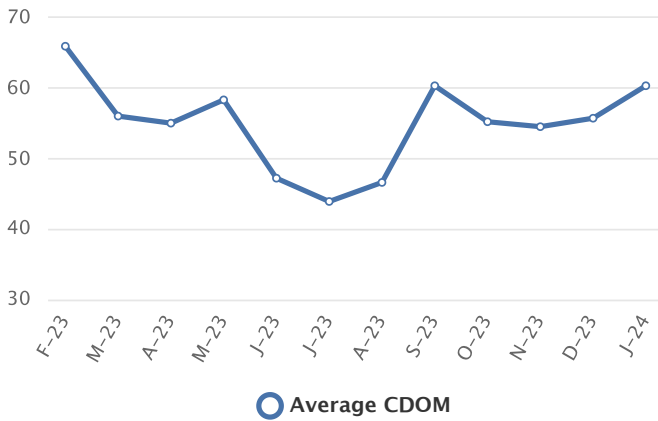
### Absorption Rate, in Months



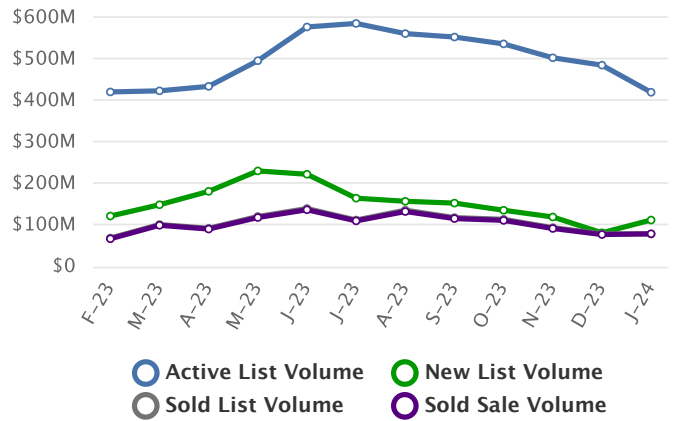
### Sold to List Ratio



### Days on Market



### Price Volume



Summary Statistics

	Jan-24	Jan-23	% Chg	2024 YTD	2023 YTD	% Chg
Absorption Rate	3.02	2.21	36.65	3.02	2.21	36.65
Average List Price	\$657,739	\$657,872	-0.02	\$607,913	\$633,633	-4.06
Median List Price	\$495,000	\$495,900	-0.18	\$472,498	\$474,950	-0.52
Average Sale Price	\$486,286	\$481,631	0.97	\$486,286	\$481,631	0.97
Median Sale Price	\$426,000	\$410,000	3.90	\$426,000	\$410,000	3.90
Average CDOM	60	80	-25.00	60	81	-25.93
Median CDOM	43	55	-21.82	44	58	-24.14

Sold Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	0	0	0.0	0	0	0.0
100,000-149,999	1	1	0.0	1	1	0.0
150,000-199,999	4	1	300.0	4	1	300.0
200,000-249,999	2	7	-71.4	2	7	-71.4
250,000-299,999	11	11	0.0	11	11	0.0
300,000-349,999	23	24	-4.2	23	24	-4.2
350,000-399,999	27	23	17.4	27	23	17.4
400,000-449,999	24	14	71.4	24	14	71.4
450,000-499,999	20	9	122.2	20	9	122.2
500,000-549,999	15	8	87.5	15	8	87.5
550,000-599,999	8	9	-11.1	8	9	-11.1
600,000-649,999	11	8	37.5	11	8	37.5
650,000-699,999	4	9	-55.6	4	9	-55.6
700,000-749,999	3	2	50.0	3	2	50.0
750,000-799,999	2	4	-50.0	2	4	-50.0
800,000-849,999	0	2	-100.0	0	2	-100.0
850,000-899,999	4	1	300.0	4	1	300.0
900,000-949,999	1	1	0.0	1	1	0.0
950,000-999,999	0	1	-100.0	0	1	-100.0
1,000,000-1,099,999	2	2	0.0	2	2	0.0

Pending Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	0	1	-100.0	0	1	-100.0
100,000-149,999	2	0	N/A	2	0	N/A
150,000-199,999	2	3	-33.3	2	3	-33.3
200,000-249,999	9	8	12.5	9	8	12.5
250,000-299,999	15	14	7.1	15	14	7.1
300,000-349,999	28	32	-12.5	28	32	-12.5
350,000-399,999	46	31	48.4	46	31	48.4
400,000-449,999	31	22	40.9	31	22	40.9
450,000-499,999	24	24	0.0	24	24	0.0
500,000-549,999	14	9	55.6	14	9	55.6
550,000-599,999	15	8	87.5	15	8	87.5
600,000-649,999	7	8	-12.5	7	8	-12.5
650,000-699,999	7	6	16.7	7	6	16.7
700,000-749,999	3	4	-25.0	3	4	-25.0
750,000-799,999	9	3	200.0	9	3	200.0
800,000-849,999	1	2	-50.0	1	2	-50.0
850,000-899,999	3	4	-25.0	3	4	-25.0
900,000-949,999	2	1	100.0	2	1	100.0
950,000-999,999	1	4	-75.0	1	4	-75.0
1,000,000-1,099,999	2	0	N/A	2	0	N/A

Sold Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,100,000-1,199,999	0	1	-100.0	0	1	-100.0
1,200,000-1,299,999	0	0	0.0	0	0	0.0
1,300,000-1,399,999	0	0	0.0	0	0	0.0
1,400,000-1,499,999	0	0	0.0	0	0	0.0
1,500,000-1,599,999	0	0	0.0	0	0	0.0
1,600,000-1,699,999	0	0	0.0	0	0	0.0
1,700,000-1,799,999	0	0	0.0	0	0	0.0
1,800,000-1,899,999	0	0	0.0	0	0	0.0
1,900,000-1,999,999	0	0	0.0	0	0	0.0
2,000,000-2,249,999	0	0	0.0	0	0	0.0
2,250,000-2,499,999	0	0	0.0	0	0	0.0
2,500,000-2,749,999	0	0	0.0	0	0	0.0
2,750,000-2,999,999	0	1	-100.0	0	1	-100.0
3,000,000-3,249,999	0	0	0.0	0	0	0.0
3,250,000-3,499,999	0	0	0.0	0	0	0.0
3,500,000-3,749,999	0	0	0.0	0	0	0.0
3,750,000-3,999,999	0	0	0.0	0	0	0.0
4,000,000-4,249,999	0	0	0.0	0	0	0.0
4,250,000-4,499,999	0	0	0.0	0	0	0.0
4,500,000-4,749,999	0	0	0.0	0	0	0.0
4,750,000-4,999,999	0	0	0.0	0	0	0.0
5,000,000+	1	0	N/A	1	0	N/A
Totals	163	139	17.3	163	139	17.3

Pending Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,100,000-1,199,999	1	1	0.0	1	1	0.0
1,200,000-1,299,999	1	0	N/A	1	0	N/A
1,300,000-1,399,999	2	0	N/A	2	0	N/A
1,400,000-1,499,999	0	0	0.0	0	0	0.0
1,500,000-1,599,999	0	0	0.0	0	0	0.0
1,600,000-1,699,999	0	0	0.0	0	0	0.0
1,700,000-1,799,999	0	0	0.0	0	0	0.0
1,800,000-1,899,999	1	0	N/A	1	0	N/A
1,900,000-1,999,999	0	0	0.0	0	0	0.0
2,000,000-2,249,999	0	0	0.0	0	0	0.0
2,250,000-2,499,999	0	0	0.0	0	0	0.0
2,500,000-2,749,999	0	0	0.0	0	0	0.0
2,750,000-2,999,999	0	0	0.0	0	0	0.0
3,000,000-3,249,999	0	0	0.0	0	0	0.0
3,250,000-3,499,999	0	0	0.0	0	0	0.0
3,500,000-3,749,999	0	0	0.0	0	0	0.0
3,750,000-3,999,999	0	0	0.0	0	0	0.0
4,000,000-4,249,999	0	0	0.0	0	0	0.0
4,250,000-4,499,999	0	0	0.0	0	0	0.0
4,500,000-4,749,999	0	0	0.0	0	0	0.0
4,750,000-4,999,999	0	0	0.0	0	0	0.0
5,000,000+	0	0	0.0	0	0	0.0
Totals	226	185	22.2	226	185	22.2

## Active Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	1	2	-50.0	1	3	-66.7
100,000-149,999	2	0	N/A	5	1	400.0
150,000-199,999	6	7	-14.3	11	11	0.0
200,000-249,999	12	26	-53.8	19	32	-40.6
250,000-299,999	37	40	-7.5	52	58	-10.3
300,000-349,999	51	53	-3.8	82	78	5.1
350,000-399,999	86	81	6.2	136	112	21.4
400,000-449,999	74	66	12.1	99	99	0.0
450,000-499,999	62	55	12.7	99	76	30.3
500,000-549,999	35	38	-7.9	55	50	10.0
550,000-599,999	50	47	6.4	71	58	22.4
600,000-649,999	27	31	-12.9	37	47	-21.3
650,000-699,999	31	39	-20.5	38	44	-13.6
700,000-749,999	18	16	12.5	20	22	-9.1
750,000-799,999	29	25	16.0	36	32	12.5
800,000-849,999	8	6	33.3	9	7	28.6
850,000-899,999	18	18	0.0	21	21	0.0
900,000-949,999	3	3	0.0	6	6	0.0
950,000-999,999	11	13	-15.4	12	18	-33.3
1,000,000-1,099,999	8	10	-20.0	10	12	-16.7
1,100,000-1,199,999	15	6	150.0	17	7	142.9
1,200,000-1,299,999	11	12	-8.3	13	13	0.0
1,300,000-1,399,999	7	5	40.0	10	7	42.9
1,400,000-1,499,999	4	4	0.0	4	5	-20.0
1,500,000-1,599,999	9	4	125.0	9	4	125.0
1,600,000-1,699,999	2	3	-33.3	2	3	-33.3
1,700,000-1,799,999	2	4	-50.0	2	4	-50.0
1,800,000-1,899,999	5	2	150.0	6	2	200.0
1,900,000-1,999,999	1	3	-66.7	1	3	-66.7
2,000,000-2,249,999	1	0	N/A	1	0	N/A

## New Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	0	1	-100.0	0	1	-100.0
100,000-149,999	3	1	200.0	3	1	200.0
150,000-199,999	5	5	0.0	5	5	0.0
200,000-249,999	10	7	42.9	10	7	42.9
250,000-299,999	15	17	-11.8	15	17	-11.8
300,000-349,999	25	16	56.3	25	16	56.3
350,000-399,999	46	29	58.6	46	29	58.6
400,000-449,999	25	27	-7.4	25	27	-7.4
450,000-499,999	26	16	62.5	26	16	62.5
500,000-549,999	17	15	13.3	17	15	13.3
550,000-599,999	21	15	40.0	21	15	40.0
600,000-649,999	11	15	-26.7	11	15	-26.7
650,000-699,999	9	9	0.0	9	9	0.0
700,000-749,999	3	4	-25.0	3	4	-25.0
750,000-799,999	6	3	100.0	6	3	100.0
800,000-849,999	1	1	0.0	1	1	0.0
850,000-899,999	4	5	-20.0	4	5	-20.0
900,000-949,999	2	2	0.0	2	2	0.0
950,000-999,999	1	3	-66.7	1	3	-66.7
1,000,000-1,099,999	1	3	-66.7	1	3	-66.7
1,100,000-1,199,999	2	2	0.0	2	2	0.0
1,200,000-1,299,999	1	1	0.0	1	1	0.0
1,300,000-1,399,999	0	2	-100.0	0	2	-100.0
1,400,000-1,499,999	0	0	0.0	0	0	0.0
1,500,000-1,599,999	0	0	0.0	0	0	0.0
1,600,000-1,699,999	0	0	0.0	0	0	0.0
1,700,000-1,799,999	0	0	0.0	0	0	0.0
1,800,000-1,899,999	0	0	0.0	0	0	0.0
1,900,000-1,999,999	0	0	0.0	0	0	0.0
2,000,000-2,249,999	0	0	0.0	0	0	0.0

Active Listings

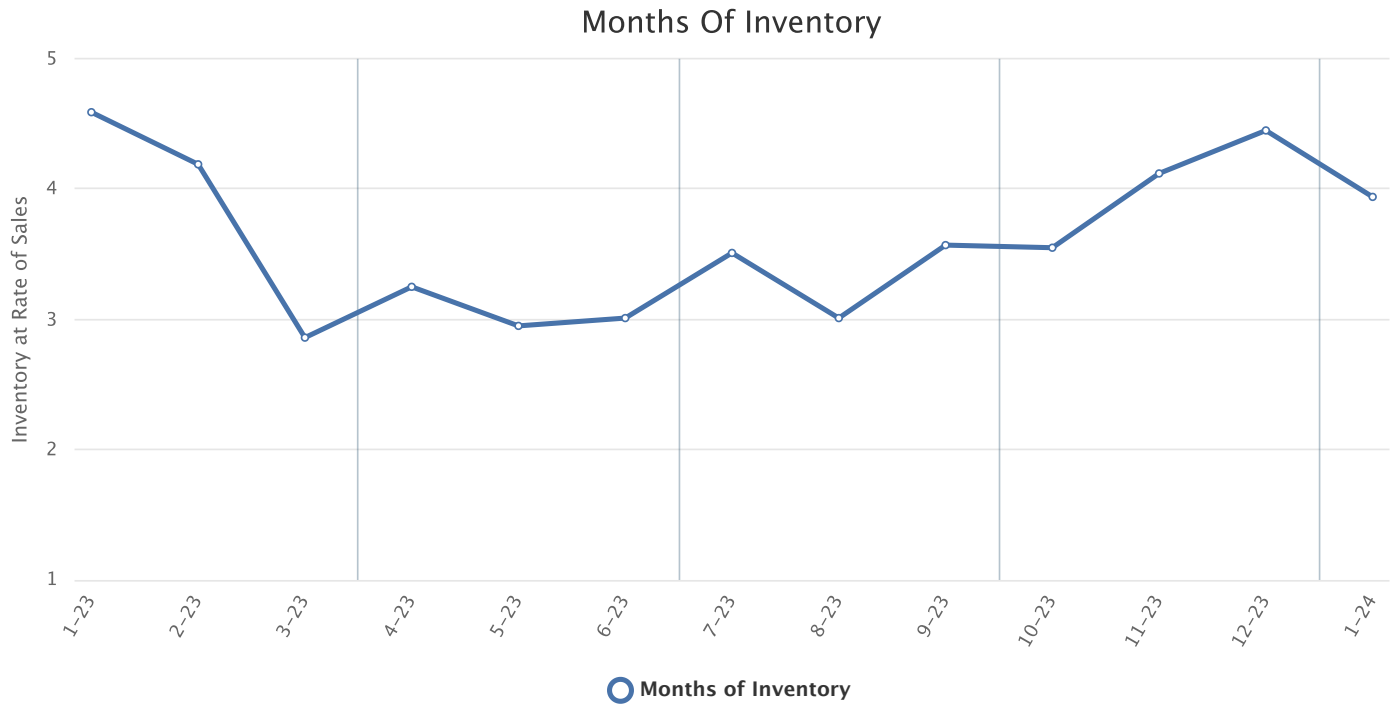
	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
2,250,000-2,499,999	5	3	66.7	5	3	66.7
2,500,000-2,749,999	2	4	-50.0	2	4	-50.0
2,750,000-2,999,999	0	3	-100.0	0	4	-100.0
3,000,000-3,249,999	0	0	0.0	0	0	0.0
3,250,000-3,499,999	0	2	-100.0	0	2	-100.0
3,500,000-3,749,999	1	1	0.0	1	1	0.0
3,750,000-3,999,999	0	0	0.0	0	0	0.0
4,000,000-4,249,999	0	2	-100.0	0	2	-100.0
4,250,000-4,499,999	1	1	0.0	1	1	0.0
4,500,000-4,749,999	0	0	0.0	0	0	0.0
4,750,000-4,999,999	0	0	0.0	0	0	0.0
5,000,000+	3	3	0.0	3	5	-40.0
Totals	638	638	0.0	896	857	4.6

New Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
2,250,000-2,499,999	0	0	0.0	0	0	0.0
2,500,000-2,749,999	0	0	0.0	0	0	0.0
2,750,000-2,999,999	0	0	0.0	0	0	0.0
3,000,000-3,249,999	0	0	0.0	0	0	0.0
3,250,000-3,499,999	0	0	0.0	0	0	0.0
3,500,000-3,749,999	1	0	N/A	1	0	N/A
3,750,000-3,999,999	0	0	0.0	0	0	0.0
4,000,000-4,249,999	0	0	0.0	0	0	0.0
4,250,000-4,499,999	0	0	0.0	0	0	0.0
4,500,000-4,749,999	0	0	0.0	0	0	0.0
4,750,000-4,999,999	0	0	0.0	0	0	0.0
5,000,000+	0	1	-100.0	0	1	-100.0
Totals	235	200	17.5	235	200	17.5

# Market Trends for Jan 2023 - Jan 2024

Filters: Property type Residential; Property Sub Type of 'Condominium', 'Manufactured On Land', 'Single Family Residence', 'Townhouse'; County of 'Jackson'.



	Months Inventory
Jan - 2024	3.94
Dec - 2023	4.45
Nov - 2023	4.12
Oct - 2023	3.55
Sep - 2023	3.57
Aug - 2023	3.01
Jul - 2023	3.51
Jun - 2023	3.01
May - 2023	2.95
Apr - 2023	3.25
Mar - 2023	2.86
Feb - 2023	4.19
Jan - 2023	4.59

# Keybox Activity Report

Note: Keybox activity splits approximately 75% Jackson County, 25% Josephine County.

Keybox Accesses	Jan 23	Jan 24	Change
	5396	5794	7.4%

